

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, September 10, 2009 at 12:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR
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NEW CASES

- V-09-120** Application of **Donald Shands** for a special exception from zoning regulations to erect a 6 feet privacy fence in the required half depth front yard where only a 4 feet fence is allowed. Property is located at **831 Kennedy Street, N.W.**, fronting 42 feet on the north side of Kennedy Street and beginning at the northwest intersection of Kennedy Street and Paines Avenue. Zoned R-4A (Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Donald Shands
Council District 3, NPU-L
- V-09-121** Application of **Dan Undutch** a variance from zoning regulations to: (1) reduce the side yard setback from 10 feet (required) to 2 feet; (2) reduce the rear yard setback from 20 feet (required) to 7 feet and; (3) to allow the height of an accessory structure to be increased from 20 feet (maximum) to 23 feet. Property is located at **135 West Paces Ferry Road, N.W.**, fronting 159.9 feet on the north side of West Paces Ferry Road and beginning at the northwest intersection of West Paces Ferry Road and Valley drive. Zoned R-3 (Residential) District. Land Lot 121 of the 14th District, Fulton County, Georgia.
Owner: Robin Fowler
Council District 8, NPU-B
- V-09-122** Application of **Peter Lawrence** for a variance from zoning regulations to erect an accessory structure that exceeds the maximum floor area of 30% of the main structure to 64%. Property is located at **944 Herndon Street, N.W.**, fronting 41.5 feet on the west side of Herndon Street and beginning approximately 126.5 feet south of the southwest intersection of Herndon Street and Baylor Street. Zoned R-4A (Residential) District. Land Lot 189 of the 17th District, Fulton County, Georgia.
Owner: Peter Lawrence
Council District 3, NPU-K
- V-09-123** Application of **Jeff Holley** for a variance from zoning regulations to allow a business identification sign to exceed the maximum height of 30 feet to 42 feet above ground level. Property is located at **1040 Huff Road, N.W.**, fronting 580 feet on the south side of Huff Road and beginning approximately 570 feet east of the southeast intersection of Huff Road and Menlo Drive. Zoned MR-4A (Residential) District. Land Lot 188 of the 17th District, Fulton County, Georgia.
Owner: AMW Apartments L.P.
Council District 9, NPU-D

- V-09-124** Application of **Arno Hankerson** for a special exception from zoning regulations to allow active recreation (swimming pool) in a yard adjacent to a street. Property is located at **483 Conway Manor Drive, N.W.**, fronting 75 feet on the north side of Conway Manor Drive and beginning approximately 434 feet west of the northwest intersection of Conway Manor Drive and East Conway Drive. Zoned R-3 (Residential) District. Land Lot 137 and 138 of the 17th District, Fulton County, Georgia.
Owner: Kirk and Leslie Holland
Council District 8, NPU-A
- V-09-125** Application of **Mahadeva Ramnath** for a special exception from zoning regulations to allow an 8 feet retaining wall and a 5 feet fence on top where only a 3 feet retaining wall and 4 feet fence are allowed. Property is located at **1611 Mount Paran Road, N.W.**, fronting 139 feet on the north side of Mount Paran Road and beginning approximately 240 feet west of the of the northwest intersection of Mount Paran Road and Randall Court. Zoned R-2 (Residential) District. Land Lot 200 of the 17th District, Fulton County, Georgia.
Owner: Chandru Krishnamurthy
Council District 8, NPU-A
- V-09-126** Application of **John Gulya** for a special exception from zoning regulations to allow active recreation (swimming pool) in a yard adjacent to a street. Property is located at **622 Loridan Drive, N.E.**, fronting 100 feet on the north side of Loridan Drive and beginning at the northwest intersection of Loridan Drive and Valley Green Drive. Zoned R-3 (Residential) District. Land Lot 65 of the 17th District, Fulton County, Georgia.
Owner: Iris Franklin
Council District 7, NPU-B
- V-09-127** Application of **Robert Reed** for a variance from zoning regulations to reduce the front yard setback from 50 feet (required) to 31.5 feet to allow for an addition to an existing single family dwelling. Property is located at **1079 Northcliffe Drive, N.W.**, fronting 55 feet on the north side of Northcliffe Drive and beginning approximately 1,619.3 feet north of the northwest intersection of Northcliffe Drive and Brookview Drive. Zoned R-3A (Residential) District. Land Lot 184 of the 17th District, Fulton County, Georgia.
Owner: Lawrence and Patricia Daniel
Council District 8, NPU-C
- V-09-128** Application of **David Ogram** for a variance from zoning regulations to reduce the north side yard setback from 7 ft. (required) to 4 ft. to allow alteration of an existing roof. Property is located at **2523 Forrest Way, N.E.**, fronting 50 feet on the east side of Forrest Way and beginning approximately 215 feet south of the southeast intersection of Forrest Way and Lakeview Avenue. Zoned R-4 (Residential) District. Land Lot 101 of the 17th District, Fulton County, Georgia.
Owner: Adam McClure
Council District 7 NPU-B

V-09-135

Application of **Monica Woods and Michael Fortunato** for a special exception from zoning regulations to reduce the required on site parking from 33 spaces to 13 spaces to allow for the expansion of an existing restaurant and retail space. Property is located at **3751 Roswell Road, N.E. (aks 3749 Roswell Road, N.E.)** fronting 67 feet on the east side of Roswell Road and beginning approximately 1,159.2 feet south of the southeast intersection of Roswell Road and Sheldon Drive. Zoned C-1 (Commercial) District. Land Lot 97 of the 17th District, Fulton County, Georgia.

Owner: Shirley Rich

Council District 7, NPU-B

DEFERRED CASES**V-09-78**

Application of **Glen Nicotra** for a variance from zoning regulations to allow the erection of a business identification wall sign to exceed the maximum allowed height of 30 ft to 34 feet on the south building façade. Property is located at **726 Ponce deLeon Place, N.E.**, fronting 50 feet on the west side of Ponce de Leon Place and beginning 171 feet north of the northwest intersection of Ponce de Leon Place and Ponce de Leon Avenue. Zoned I-2/BeltLine Overlay (Light Industrial) District. Land Lot 17 of the 14th District, Fulton County, Georgia.

Owner: City Storage Ponce deLeon, LLC.

Council District 6, NPU-F